



**TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CALIFORNIA**

TUESDAY

DECEMBER 21, 2004

7:30 P.M.

CALL TO ORDER Chairman G. Wilson called the meeting to order at 7:30 p. m.

PLEDGE OF ALLEGIANCE

ROLL CALL Present ☐ Chairman G. Wilson
 ☐ Commissioner Banyas
 ☐ Commissioner Obranovich
 ☐ Commissioner J. Wilson

Absent ☐ Commissioner Thew

COMMISSION AND STAFF COMMENTS None

PUBLIC COMMENT None

ADOPTION OF AGENDA Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner, Banyas seconded by Commissioner Obranovich and passed by the following roll call vote:
Ayes: Banyas, Obranovich G. Wilson, J. Wilson
Noes: None
Absent: Thew

CONSENT AGENDA

Motion was made to adopt the Consent Agenda. Agenda adopted on motion by Commissioner Banyas, seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Banyas, Obranovich, G. Wilson, J. Wilson
Noes: None
Absent: Thew
Abstained: G. Wilson

RECOMMENDATION

ROLL CALL

Present ☐ Chairman G. Wilson
 ☐ Commissioner Banyas
 ☐ Commissioner J. Wilson
 ☐ Commissioner Obranovich
 ☐ Commissioner J. Thew (arrived @ 7:38 pm)

1. PLANNING STATUS REPORT

RECEIVE & FILE

2. MINUTES OF NOVEMBER 16, 2004

APPROVE

PUBLIC HEARING

3. #04-24 USE PERMIT & MITIGATED NEGATIVE DECLARATION FOR SHAMBAUGH RANCH/EQUESTRIAN FACILITY, 5855 SHAMBAUGH LANE (7:30 PM)

Request to allow a 35-horse equestrian facility on a 5.8-acre parcel. A mitigated Negative Declaration has been prepared.

Recommended action: Approve Resolution #04-22, a Conditional Use Permit and Mitigated Negative Declaration for a 25 horse equestrian facility subject to conditions, at 5855 Shambaugh Lane, APN 046-040-038 with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Sonia Junghardt (applicant), 5855 Shambaugh Lane, Loomis:

- request the approval of the CUP (Conditional Use Permit)
- has read the Staff Report and the Negative Declaration
- founder of Shambaugh Ranch & developed for the children & adults
- since purchasing the ranch substantial efforts to clean up the ranch have been made
- not many facilities like the ranch around the area
- in addition to riding horses clients are trained to care for and feed horses
- clients are introduced to the financial aspects of keeping/owning a horse
- supports staff recommendation of allowing 25 horses but would like 30 horses
- the ranch is located in a area zoned rural agriculture
- no inside arena or arena lights
- the number of horses being requested is consistent with other like sized facilities in the region
- the number of horses being requested is needed in order to run the operation
- safe place for children

Hazel Hineline (resident), 5985 Barton Road, Loomis:

- residence across from proposed project
- agrees to the project
- feels the conditions addresses the neighbors concerns
- subject property has had equestrian related use since 1985 with like use across the street
- worried that as residential development occurred the rural uses would decline
- since incorporation in 1984 Residential Agriculture zoning has always allowed home based businesses by CUP's (Conditional Use Permits) for equestrian facilities, vineyards/winery's, daycares and more

Garry Duncan, 18826 N. Lower Sacramento Road, Woodbridge:

- agree with project
- feels the only option is approval
- horse academy has a positive impact on healthy and handicap children

Bob Gullion (owner of Gullion Show Horses). 3585 S. Brewer Road, Pleasant Grove:

- supports Shambaugh Ranch project
- lack of facilities like Shambaugh Ranch that trains the young children
- Shambaugh Ranch enhance other businesses sales of horses, Christensen's- equestrian supplies, feed stores and others.
- Never seen piles of manure while visiting the horse academy
- Always tidy

Dr. Langdon Feilding (veterinarian), 3901 Sierra College Boulevard, Loomis:

- don't see many facilities that educates young children about horses
- gives opportunities for workshops
- unique setting haven't seen any others facilities in the area like Shambaugh Ranch

Sue Matthews (client), 128 Rambling Drive, Folsom:

- supports the project
- boards a horse at the facility
- notes the quality & care of the education of horses as well as the cleanliness of the facilities
- welcoming atmosphere,
- great for my daughter

Jenna Matthews (client/ daughter of Sue Mathews), 128 Rambling Dr., Folsom: and a

- loves the ranch and wants to continue to go there.

Dave Brenan (client), 1320 Meadowvista Way, Roseville:

- great place for his daughter
- wife searched a long time to find a quality horse academy
- daughter has good role models at the horse academy

Maggie Brenan (client/daughter of Dave Brenan), 1320 Meadowvista Way, Roseville:

- the ranch is a good place to spend time.

Dori Russi (client), 741 Nelson Lane, Lincoln:

- rides horses at Shambuagh Ranch
- has Multiple Sclerosis and believes that horseback riding help to heal people with all types of diseases
- urges the Town to keep the ranch

Dom Fortunato (resident), 5984 Via Francesco Court, Loomis:

- lives behind the facility
- wants to know how many people will be allowed on the ranch at one time
- wants to know if the facility is a school or a stable
- is concerned with traffic off of Barton Road
- urges the Town to not approve the use

Ralph Reissmann (resident), 5835 Shambuagh Lane, Loomis:

- wants to know if anyone on 5-acres is allowed 25 horses
- flies and smells generated by horses are a nuisance

Marie Waage (resident), 5828 Shambaugh Lane, Loomis:

- only 2 horse per acre are allowed
- enjoys the rural atmosphere of her property
- does not want a commercial operation in a residential area
- family owns adjoining property
- does not understand why the Town would not revise it's General Plan to allow smaller lots but will to allow an equestrian facility
- the road used by the ranch is maintained by her family
- does not want to put up with dust and horse smells
- wants to know how horse waste is removed
- believes that horse waste will damage well water quality

Craig Rosenaur (stable operator), 11330 Mt. Vernon Road, Auburn:

- the ranch is kept clean
- wells have caps on them to keep them safe
- manure is properly managed

Michelle Witter (client), 5176 Shannon Bay Drive, # 105, Rocklin:

- the ranch is a good place for children in today's world

Lance Waage (resident), 5828 Shambaugh Lane, Loomis:

- the area has a low water table
- concerned about traffic generated by the facility
- urges Town to stick with two horses per acre

Patricia Gibbs (resident), 5425 Lake Forest Drive, Loomis:

- the facility is doing the right things in regards to stable, pasture and manure management
- it is a good project that is well run

Vera Chapman (applicant sister), no address provided:

- works in the drilling/well industry
- well quality is not an issue
- a school is not being operated on-site, horse education is being provided during winter months
- horse trailer traffic is limited to two trailers per month
- the neighbors know that horse are allowed in the area and if they cannot accept horses than they should move

Julie Schmitz (resident), 6340 Wells Avenue, Loomis:

- supports the ranch
- horse facilities keep teenagers out of trouble
- grew up in Orange County with horses/ranches
- there are no more horses/ranches in Orange County
- urges the Town to not let development push out horses or take over rural areas

Steve Farinna (resident), 5855 Shambaugh Lane, Loomis:

- wants to be a good neighbor
- has cleaned up the ranch
- has made the manure storage area better than it used to be
- the drainage on the site has not changed
- the leach field still needs to be completed
- portables will be used until the leach field is installed
- when Marie was operating her daycare lots of traffic was generated and that only 10 trips once a week are generated by the ranch
- has been maintaining the road for the last 2 years
- the graded area is to stay the same
- plans to paint the cargo containers

Tony Arosegii (applicant's lawyer), no street address provided, Sacramento:

- states that cargo containers were on-site prior to the adoption of the new zoning ordinance and therefore should be allowed to remain if screened with landscaping
- No more than 10 trailer have ever been on-site

Greg Fellers (large animal veterinarian/resident), 3344 Opal Lane, Loomis:

- helped the Town develop zoning on animals
- zoning allows 2 horses per acre without any additional measures being taken
- the use of Equitrol is highly effective in controlling flies but it takes everyone doing it
- neighbors with animal probably do not use Equitrol
- water is used to keep down dust
- regularly picking up manure and removing it reduces smell
- if the manure were covered there would be practically no smell
- property can easily accommodate 5 horses per acre

Following further discussion a motion was made to approve #04-22, a Conditional Use Permit and Negative Declaration a Conditional Use for a 25 horse equestrian facility, at 5855 Shambaugh Lane, APN 046-040-038 with conditions that 1 horse may be substituted for 3 smaller animals including ponies and donkeys for a maximum of 35 animals, manure shall be being covered and removed bi-weekly, landscaping being provided only along the rear portion of the property as approved by the Planning Director, cargo containers being allowed to remain on-site provided that they are painted and visually screened with landscaping, and the tack-room be re-located outside of the setback are to a location approved by the Planning Director, by Commissioner J. Wilson, Commissioner Obranovich seconded the motion and it passed by the following roll call vote:

Ayes:	Obranovich, G. Wilson, J. Wilson
Noes:	Banyas, Thew
Absent:	None

4. #04-21 USE PERMIT & MITIGATED NEGATIVE DECLARATION FOR AUNT CYNTHIA'S BED & BISCUIT INN, 3190 SWETZER ROAD (8:30 PM)

Request to allow a 40-dog kennel/boarding facility on a 2.8-acre parcel. A Negative Declaration has been prepared.

Recommended action: Approve Resolution #04-21, a Conditional Use Permit and Mitigated Negative Declaration for a 20-dog kennel/boarding facility subject to conditions, at 3190 Swetzer Road, APN 044-280-001 with findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Cynthia McCoy (applicant), 3190 Swetzer Road, Loomis:

- there is a growing need for pet care
- has more than 400 clients for pet sitting
- pet are important part of peoples families
- is involved in training people to pet sit and how to start a pet sitting business
- the word kennel has a negative connotation which implies barking, nuisance, stressed out dogs and cages
- want to have the business in Loomis as it is close to home
- sought out a site that is commercial and allows kenneling
- wants to maintain/preserve the character of the Farm house that was built between 1904 -1909
- acknowledges that the area already has industrial noises

- wants the site to be tranquil
- proposed play area is no more than 5% of the site
- dogs will be inside at night
- dogs will be supervised at all times
- the facility will provide a home-like environment for the animals
- dogs are happier in this type of setting and bark less
- dogs will be screened to ensure that their temperaments match with the facility
- barking dogs will not be allowed in the play area
- all dog will wear either bark collars or muzzles when outside
- a proactive approach will be taken to handle barking dogs
- a 6 foot high redwood fence will be used to block the dogs view
- manure will be picked up every day and removed by Auburn Placer Disposal
- the business will prove itself within the first year
- request change in condition number four (4) to be allowed to start with 30 dogs and then after six (6) months to be allowed 40 dogs
- request an eight (8) cat "kitty condo" for upstairs
- health department did not deem the septic system unusable
- lots of obedience training
- the project will implement a one (1) person to ten (1) dog ratio
- unable to control neighbors dogs
- plans to join ABKA

Dale McCoy (applicant), 3190 Swetzer Road, Loomis:

- has been a pet sitter for four (4) years
- it is easy to turn away dog that bark/bite
- dogs can be controlled
- dogs will be trafficked through the house to the play yard

David Ralston (resident), 6013 Mareta Lane, Loomis:

- opposes the project
- manure will cause odor and flies

Pat Berg (resident), 3330 Spence Road, Loomis:

- Cynthia dogs never gave him a problem and were always supervised
- no smell or noise problem

Julian Hastings (resident), 3117 Kathy Way, Loomis:

- against the project
- barking is a nuisance
- knows of eight (8) residences in the area with barking dogs
- between Angelo and Swetzer there are 14 dogs
- when coyotes howl the dogs bark
- is selling her home and had a buyer back out but then after talking to staff the offer was reinstated

Gary (last name unknown) (resident), 5951 Angelo Drive, Loomis:

- barking, waste disposal, and smell are problems
- kennels cause property value to decrease
- urine runoff onto other lots

Tony Rattistella (resident), 5982 Angelo Drive, Loomis:

- works in financing
- property owner has to disclose kennels upon selling property
- kennels impact home values
- collars do not work all the time
- owns animals but does not want the use
- birds and other animal will cause the dogs to bark
- the operation is for profit and will not turn away barking dogs
- the facility should not be next to a single family residence area

Richard Kulhavy (resident), 5874 Mareta Lane, Loomis:

- existing kennels on Del Mar, Swetzer and Humphrey are all a problem
- barking dogs are already heard in the area

Paul Stark (resident), 5996 Mareta Lane, Loomis:

- 30 to 40 dogs are too many for the structure
- if the applicant currently lives on 3-acres why not have the kennel there
- boarding should take place on 5 to 10 acre sites
- is the applicant a member of the ABKA
- a temperament test can not prevent barking
- concerned with dogs escaping
- one person will not be able to manage all of the dogs

Dan Gray (resident), 6033 Mareta Lane, Loomis:

- 40 dogs in a 10' x 10' area is too many
- lighting is a problem and should be conditioned
- against the project

Erin Outcalt (resident), 3127 Kathy Way, Loomis:

- kennels are better suited on larger lots
- the property is too small for a kennel

Following further discussion a motion was made to approve # 04-21, a Conditional Use Permit and Mitigated Negative Declaration for a 20-dog and 8-cat kennel/boarding facility, at 3190 Swetzer Road, APN 044-280-001 with conditions that require dogs to wear bark collars or muzzles while in the play area, a time-out area be provided for the animals, the owner shall install sewer service for per South Placer Municipal Utility District requirements prior to occupancy of the second residence or comply with the requirements of Placer County Environmental Health, and *after one year of operation if all conditions have been substantially met* the applicant may request a public hearing with the Planning Commission to be allowed to kennel/board 40 dogs, by Commissioner Banyas, Commissioner Thew seconded the motion and it passed by the following roll call vote:

Following further discussion a motion was made to approve # 04-21, a Conditional Use Permit and Mitigated Negative Declaration for a 20-dog and 8-cat kennel/boarding facility, at 3190 Swetzer Road, APN 044-280-001 with conditions that require dogs to wear bark collars or muzzles while in the play area, a time-out area be provided for the animals, the owner shall install sewer service for per South Placer Municipal Utility District requirements prior to occupancy of the second residence or comply with the requirements of Placer County Environmental Health, and after one year of operation if all conditions have been substantially met the applicant may request a public hearing with the Planning Commission to be allowed to kennel/board 40 dogs, by Commissioner Banyas, Commissioner Thew seconded the motion and it passed by the following roll call vote:

Ayes:	Banyas, Thew, G. Wilson, J. Wilson
Noes:	Obranovich
Absent:	None

5. #04-20 USE PERMIT AND DESIGN REVIEW FOR BRCO OFFICE BUILDING ADDITION, 5900 KING ROAD

Request to construct a 3,300 square foot office building addition to an existing 2,050 square foot office building (totaling 5,350 square feet). The project is Categorically Exempt under CEQA Section 15332.

Recommended action: Approve Resolution #04-20, a Conditional Use Permit and Design Review to construct a 3,300 square foot office building addition at 5900 King Road with findings in Exhibit A and recommended conditions in Exhibit B.

That the Planning Commission approve Resolution #04-20 for the construction of a 3,300 square foot office building addition with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Blane Roth (applicant), 5900 King Road

- would like the date by which conditions 58 through 61 are to be met, to be replaced with "prior to building occupancy"

- would like condition ten (10) to be removed
- would like condition nine (9) to state "the owner shall be required to construct a half section of King Road to an 11 foot wide travel lane, a 5 foot paved bike lane, a 3 foot curb and gutter and a meandering sidewalk within the landscaped area or to bond for the improvements for a period of five years or pay an amount, agreed upon by the Town, equal to the cost of the improvements prior to building occupancy".

Following further discussion a motion was made to approve # 04-20, a Conditional Use Permit and Design Review to construct a 3,300 square foot office building addition, at 5900 King Road, with the date by which conditions 58 through 61 are to be met changed to "prior to building occupancy", condition ten (10) being removed and condition nine 990 stating that "the owner shall be required to construct a half section of King Road to an 11 foot wide travel lane, a 5 foot paved bike lane, a 3 foot curb and gutter and a meandering sidewalk within the landscaped area or to bond for the improvements for a period of five years or pay an amount, agreed upon by the Town, equal to the cost of the improvements prior to building occupancy", by Commissioner Thew, Commissioner Obranovich seconded the motion and it passed by the following roll call vote:

Ayes:	Banyas, Thew, Obranovich, G. Wilson, J. Wilson
Noes:	None
Absent:	None

6. #04- 25 RECOMMENDATIONS FROM THE OPEN SPACE COMMITTEE, FINAL REPORT, ENTIRE TOWN

The Open Space Committee Recommendations, to more adequately and specifically address the preservation of unimproved natural resource lands within the Town of Loomis, are forwarded to the Planning Commission for their recommendation to the Town Council.

Recommended action: Consider proposed recommendations of the Open Space Committee in sections with comment from Planning Commissioners. Take public testimony, review, give direction to staff for recommendation to Town Council and adopt Resolution #04-18., recommending approval of the Open Space Committee Recommendations Final Report to the Town Council

Public comment:
None

Following further discussion a motion was made to continue the item to January18, 2005.

7. #04-13 TOWN OF LOOMIS ZONING ORDINANCE REVISIONS, ENTIRE TOWN

The project consists of variety of zoning ordinance modification including revising the definition of multi-family, clarifying definition of streets, deleting or revising site dimensions for 3500 square foot lots for carriage units, clarifying parking stall dimensions, adding reasonable limitations to off-site real estate signs; considering off-site signs; adding mobile home park conversions requirements, revising parking standards for second units, revising animal and dog kennel requirements, allowing gas station to be located on interior lots, adding reasonable accommodation standards and reconsidering setbacks in the ILT zone adjacent to residential zones. A Negative Declaration has been prepared.

Recommended action: Open continued public hearing, take testimony, give direction on proposed revisions, and, if feasible, adopt Resolution #04-19, recommending approval of a Negative Declaration and second set of zoning ordinance revisions to the Town Council.

Public comment:
None

Following further discussion a motion was made to continue the item to January18, 2005.

MATTERS OF INTEREST TO THE COMMISSIONERS

None

ADJOURNMENT The meeting was adjourned at 11:30 p.m.

Assistant Planner, Ryan Elias-Berg

Acting Chairman, Greg Obranovich